

Retro-Coat™ Applied to Former Jazz Club Ensures Protection from Vapor Intrusion

Project Highlights

- Vapor intrusion of VOCs in exceedance of Washington State Department of Ecology screening levels successfully mitigated with Retro-Coat™ vapor intrusion coating
- More cost-effective solution from Land Science renders building safe for occupants and enables real estate transaction to move forward

Project Summary

At a former popular Jazz club in the historic section of downtown Renton, Washington, indoor air quality was impacted with volatile organic compounds associated with dry cleaning solvents that had spread from a nearby dry cleaning operation. Concentrations of PCE and carbon tetrachloride (primary contaminants of concern) exceeded the Washington State Department of Ecology risk screening regulatory level for indoor air quality. The property owner, Denny Dochnahl wanted to address the vapor intrusion issues immediately to mitigate human health concerns for prospective purchasers of the property and enable the property to be a valuable asset again.

Maul Foster & Alongi, Inc. (MFA), a leading environmental consulting and planning firm based in the Pacific Northwest, was chosen to remediate the site and reached out to Land Science[®], a division of REGENESIS[®], to incorporate an effective vapor intrusion barrier that could be installed in an existing structure to mitigate the vapor intrusion levels found. Land Science recommended its proprietary Retro-Coat solution, a patented, odor-less, fast-curing epoxy surface proven to effectively mitigate vapor intrusion. Conducting a cost analysis of available vapor mitigation systems, MFA found that the Retro-Coat system cost 1/3 less than other vapor intrusion mitigation systems being considered.

Technology

Retro-Coat vapor intrusion coating system is a complete product line that consists of chemically resistant materials to protect existing structures from the threat of contaminant vapor intrusion without the need for additional concrete protection. The Retro-Coat system has been subjected to rigorous testing procedures to prove its ability to combat the most aggressive chemical vapors. The system is rated for industrial use providing a durable finished surface suitable for vehicular traffic. Retro-Coat coating technology was specifically developed for vapor intrusion.

Results

Working with Land Science, MFA used Retro-Coat to successfully mitigate vapor intrusion in the building. With the concentrations of key contaminants of concern such as PCE and carbon tetrachloride now abated, the site owner can move forward with redevelopment efforts knowing that future property owner and/or tenants can feel assured that their businesses are protected from future risk or liability associated with indoor air quality.



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Site Details

Site Type: Commercial

Contaminant of Concern:
Volatile Organic Compounds (PCE and Carbon Tetrachloride)

Remediation Approach: Vapor Mitigation System

Retro-Coat[™]
Vapor Intrusion Coating